



PLANNING COMMISSION AGENDA

Wednesday, May 8, 2013

Regular Hearing

Commencing at 6:30 p.m.

Council Chambers

First Floor, City Hall Wing
200 East Santa Clara Street
San Jose, California

Edesa Bit-Badal, Chair

Matt Kamkar, Vice Chair

Ed Abelite

Hope Cahan

Norman Kline

Brian O'Halloran

Dori Yob

Joseph Horwedel, Director

Planning, Building & Code Enforcement

NOTE

To request an accommodation for City-sponsored meetings or events or an alternative format for printed materials, please call Support Staff at 408-535-7811 or 408-294-9337 (TTY) as soon as possible, but at least three business days before any meeting or event. If you requested such an accommodation, please identify yourself to the technician seated at the staff table. If you did not call in advance and do now need assistance, please see the technician.

NOTICE TO THE PUBLIC

Good evening, my name is **Edesa Bit-Badal** and I am the Chair of the Planning Commission. On behalf of the entire Planning Commission, I would like to welcome you to the Planning Commission Public Hearing of **Wednesday, May 8, 2013**. Please remember to turn off your cell phones. Parking ticket validation machine for the garage under City Hall is located at the rear of the Chambers.

If you want to address the Commission, **fill out a speaker card (located on the table by the door, on the parking validation table at the back, and at the bottom of the stairs near the Audio-Visual Technician. Deposit the completed card in the basket near the Planning Technician. Please include the agenda item number (not the file number) for reference. Example: 4.a., not PD06-023.**

The procedure for this hearing is as follows:

- After the staff report, applicants, and appellants may make a 5-minute presentation.
- The chair will call out names on the submitted speaker cards in the order received.
- As your name is called, line up in front of the microphone at the front of the Chamber. Each speaker will have two minutes. Speakers using a translator will have four minutes.
- After the public testimony, the applicant and appellant may make closing remarks for an additional five minutes.
- Planning Commissioners may ask questions of the speakers. Response to Commissioner questions will not reduce the speaker's time allowance.
- The public hearing will then be closed and the Planning Commission will take action on the item. The Planning Commission may request staff to respond to the public testimony, ask staff questions, and discuss the item.

If you challenge these land use decisions in court, you may be limited to raising only those issues you or someone else raised at this public hearing or in written correspondence delivered to the City at, or prior to, the public hearing.

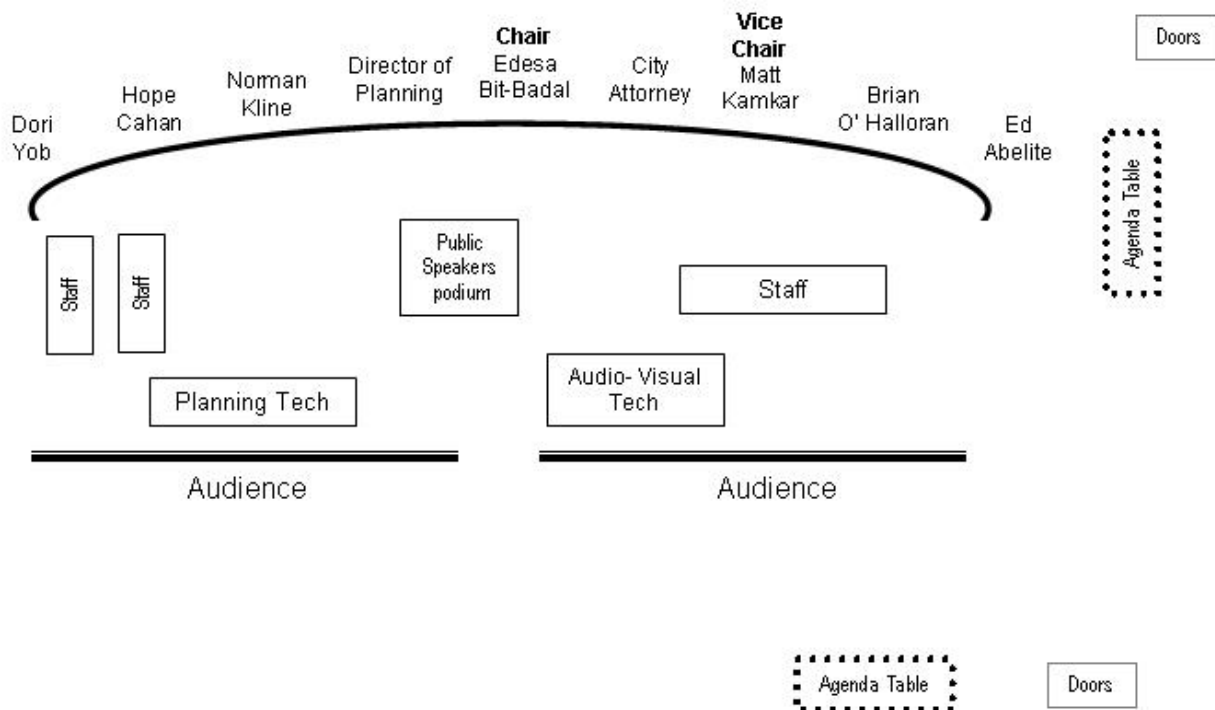
The Planning Commission's action on rezoning, prezonings, General Plan Amendments and Code Amendments is only advisory to the City Council. The City Council will hold public hearings on these items. Section 20.120.400 of the Municipal Code provides the procedures for legal protests to the City Council on rezoning and prezonings. The Planning Commission's action on Conditional Use Permit's is appealable to the City Council in accordance with Section 20.100.220 of the Municipal Code. Agendas and a binder of all staff reports have been placed on the table near the door for your convenience.

The Planning Commission is a seven-member body, appointed by the City Council, which performs two types of actions:

- One type is “Quasi-Legislative” in nature in which the Planning Commission makes recommendations to the City Council regarding the adoption, amendment, or repeal of general or specific plans, Zoning Code provisions, or regulations related to the land use development, redevelopment, rehabilitation or renewal of the City, including its Capital Improvement Programs.
- The second type of action is “Quasi-Judicial” in nature in which the Planning Commission applies previously adopted legislation to particular applications and acts as a decision-making or appellate body. Examples of these types of actions include Commission decisions on Conditional Use Permits, appeals of the Planning Director’s decisions on certain land use permits, and the certification of Environmental Impact Reports.

A notation of “Administrative Hearing” for an agenda item indicates that the item is a Quasi-Judicial action of the Commission in order to assist the public in understanding the role of the Planning Commission on a particular item.

Seating Chart within the City Council Chambers:



The San José Planning Commission generally meets every 2nd and 4th Wednesday at 6:30 p.m., unless otherwise noted. Agendas and Staff Reports for Planning Commission items may be viewed on the Internet at <http://www.sanjoseca.gov/index.aspx?nid=1764>

The City of San Jose is committed to open and honest government and strives to consistently meet the community's expectations by providing excellent service, in a positive and timely manner, and in the full view of the public. The City Code of Ethics may be viewed on-line at <http://www.sanjoseca.gov/DocumentCenter/View/3818>

All public records relating to an open session item on this agenda, which are not exempt from disclosure, pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the Planning, Building and Code Enforcement at San José City Hall, 200 E. Santa Clara Street, San José, CA 95113 at the same time that the public records are distributed or made available to the legislative body.

Planning Commission hearings are video recorded and broadcasted live. To view the live broadcast or past hearing recordings go to the Internet website: <http://www.sanjoseca.gov/index.aspx?nid=3431>

If you have any agenda questions, please contact Support Staff at (408) 535-7811 or email. Thank you for taking the time to attend today's meeting. We look forward to seeing you at future meetings.

AGENDA
ORDER OF BUSINESS

ROLL CALL

1. PUBLIC COMMENT

Public comments to the Planning Commission on nonagendized items. Please fill out a speaker's card and give it to the technician. Each member of the public may address the Commission for up to three minutes. The commission cannot take any formal action without the item being properly noticed and placed on an agenda. In response to public comment, the Planning Commission is limited to the following options:

- Responding to statements made or questions posed by members of the public; or
- Requesting staff to report back on a matter at a subsequent meeting; or
- Directing staff to place the item on a future agenda.

2. DEFERRALS

Any item scheduled for hearing this evening for which deferral is being requested will be taken out of order to be heard first on the matter of deferral. A list of staff-recommended deferrals is available on the Press Table.

Staff will provide an update on the items for which deferral is being requested. If you want to change any of the deferral dates recommended, or speak to the question of deferring these or any other items, you should say so at this time.

To effectively manage the Planning Commission Agenda, and to be sensitive to concerns regarding the length of public hearing, the Planning Commission may determine either:

1. To proceed with remaining agendized items past 11:00 p.m.;
2. To continue this hearing to a later date;
3. Or to defer remaining items to the next regularly scheduled Planning Commission meeting date.

Decision on how to proceed will be heard by the Planning Commission no later than 11:00 p.m.

No items

3. CONSENT CALENDAR

NOTICE TO THE PUBLIC

The consent calendar items are considered to be routine and will be adopted by one motion. There will be no separate discussion of these items unless a request is made by a member of the Planning Commission, staff, or the public to have an item removed from the consent calendar and considered separately.

Staff will provide an update on the consent calendar. If you wish to speak on one of these items individually, please come to the podium at this time.

- a. [CP12-049 \(Administrative Hearing\)](#) Conditional Use Permit to allow the expansion of a church/religious assembly use to include six classrooms within an existing building on a 0.78 gross acre site in the LI-Light Industrial Zoning District, located on the east side of Seaboard Avenue approximately 190 feet southerly of West Trimble Road (2586 SEABOARD AVE) (Lu David And Kelly, Owner). Council District 4. CEQA: Exempt. *PROJECT MANAGER, MATTHEW VAN OOSTEN*

Staff Recommendation: Consider the Exemption in accordance with CEQA. Approve a Conditional Use Permit to allow the expansion of a church/religious assembly use to include six classrooms within an existing building on a 0.78 gross acre site in the LI-Light Industrial Zoning District, for the reasons stated in the staff report.

- b. [CP13-003 \(Administrative Hearing\)](#) Conditional Use Permit to allow a religious assembly use (Branham Kingdom Hall) within an existing building with interior and exterior modifications, and minor site improvements on a 1.33 gross acre site in the CN Commercial Neighborhood Zoning District located on the southeast corner of Branham Lane and Speak Lane (1188 Branham Lane) (Edenvale Congregation of Jehovah's witnesses, Owner). Council District 9. CEQA: Exempt. *PROJECT MANAGER, APARNA ANKOLA*

Staff Recommendation: Consider the Exemption in accordance with CEQA. Approve a Conditional Use Permit to allow a religious assembly use (Branham Kingdom Hall) within an existing building with interior and exterior modifications, and minor site improvements on a 1.33 gross acre site in the CN Commercial Neighborhood Zoning District, for the reasons stated in the staff report.

- c. [CP13-017 \(Administrative Hearing\)](#) Conditional Use Permit Renewal to allow a public eating and drinking establishment (San Jose Bar and Grill) with late night use until 2:00 a.m. daily on a 0.19 gross acre site in the DC Downtown Primary Commercial Zoning District, located at 85 South Second Street. Council District 3. CEQA: Exempt. *PROJECT MANAGER, EMILY LIPOMA*

Staff Recommendation: Consider the Exemption in accordance with CEQA. Approve a Conditional Use Permit Renewal to allow a public eating and drinking establishment (San Jose Bar and Grill) with late night use until 2:00 a.m. daily on a 0.19 gross acre site in the DC Downtown Primary Commercial Zoning District, for the reasons stated in the staff report.

- d. [CP13-018 \(Administrative Hearing\)](#) Conditional Use Permit Renewal to allow a public eating and drinking establishment (Tres Gringos) with late night use until 2:00 a.m. daily on a 0.19 gross acre site in the DC Downtown Primary Commercial Zoning District, located at 83 South Second Street. Council District 3. CEQA: Exempt. *PROJECT MANAGER, EMILY LIPOMA*

Staff Recommendation: Consider the Exemption in accordance with CEQA. Approve a Conditional Use Permit Renewal to allow a public eating and drinking establishment (Tres Gringos) with late night use until 2:00 a.m. daily on a 0.19 gross acre site in the DC Downtown Primary Commercial Zoning District, for the reasons stated in the staff report.

4. Public Hearing

NOTICE TO THE PUBLIC

Generally, the Public Hearing items are considered by the Planning Commission in the order in which they appear on the agenda. However, please be advised that the Commission may take items out of order to facilitate the agenda, such as to accommodate significant public testimony, or may defer discussion of items to later agendas for public hearing time management purposes.

- a. [CP12-047 \(Administrative Hearing\)](#) Conditional Use Permit to allow the sale of alcoholic beverages for off-site consumption (Type 21 General) in a proposed convenience store within an existing tenant space on a 0.53 gross acre site in the CP Commercial Pedestrian Zoning District, located on the west side of White Road, approximately 210 feet northerly of Story Road. (1075 SOUTH WHITE ROAD) (De La Torre Props LLC, Owner). Council District 5. CEQA: Exempt. *PROJECT MANAGER, APARNA ANKOLA*

Staff Recommendation: Consider the Exemption in accordance with CEQA. Deny a Conditional Use Permit request to allow the sale of alcoholic beverages for off-site consumption (Type 21 General) in a proposed convenience store within an existing tenant space on a 0.53 gross acre site in the CP Commercial Pedestrian Zoning District, for reasons stated in the staff report.

- b. [CP13-002. \(Administrative Hearing\)](#) Conditional Use Permit to allow the modification of an existing church to include the addition of a public school (K-5), including four new classroom buildings, on a 2.497 gross acre site in the R-1-8 Single-Family Residence Zoning District, located on the south side of Story Road, approximately 850 feet westerly of South White Road (2962 Story Road). (Alum Rock Baptist Church Of San Jose, Owner). **Council District:** 5. **CEQA:** Mitigated Negative Declaration resolution to be adopted; the public is welcome to comment on the Mitigated Negative Declaration until the end of the public comment period on April 29, 2013 (see attached Notice of Intent). *PROJECT MANAGER, REBECCA BUSTOS*

Staff Recommendation: Adopt the Mitigated Negative Declaration resolution in accordance with CEQA. Approve a Conditional Use Permit to allow the modification of an existing church to include the addition of a public school (K-5), including four new classroom buildings, on a 2.497 gross acre site in the R-1-8 Single-Family Residence Zoning District, for the reasons stated in the staff report.

- c. [CP13-014 & ABC13-002](#). Conditional Use Permit and Determination of Public Convenience and Necessity request to allow the off-sale of alcoholic beverages. The project includes exterior alterations to the existing 20,685 square foot vacant building within a neighborhood retail center on a 14.5 gross acres site located on the east side of South King Road, approximately 550 feet southerly of Story Road (1180 S KING RD) (PDSJ, LLC, Owner; Smart and Final Food Market, Developer). Council District 5. CEQA: Mitigated Negative Declaration. *PROJECT MANAGER, APARNA ANKOLA*

Staff Recommendation: Consider the Mitigated Negative Declaration, in accordance with CEQA. Recommend to the City Council the denial of a Conditional Use Permit and Determination of Public Convenience and Necessity request to allow the off-sale of alcoholic beverages. The project includes exterior alterations to the existing 20,685 square foot vacant building within a neighborhood retail center on a 14.5 gross acres site, for the reasons stated in the staff report.

- d. [PDC12-029 – Zanker Materials Recycling Facility Rezoning](#): A Planned Development Zoning from A(PD) Planned Development Zoning District to A(PD) Planned Development Zoning District to increase the maximum height of the landfill from 50 feet to 80 feet, increase the landfill capacity from 62,000 cubic yards to 700,000 cubic yards, modify the phasing plan of daily tonnage of waste accepted, and establish a phasing plan for the development of a 200,000 square foot materials recovery facility on a 52.5 gross acre site. **Location:** North side of Los Esteros Rd., about 2,500 ft. east of Grand Ave. (675 Los Esteros Rd., APN 015-30-071). **Owner:** Zanker Road Resource Management, Ltd. **Council District:** 4 **CEQA:** Addendum to the Zanker Materials Recycling Facility EIR and subsequent MND. *PROJECT MANAGER, DAVID KEYON*

Staff Recommendation: Consider the Addendum to the Zanker Materials Recycling Facility EIR and subsequent MND. Recommend to the City Council the approval of a Planned Development Zoning from A(PD) Planned Development Zoning District to A(PD) Planned Development Zoning District to increase the maximum height of the landfill from 50 feet to 80 feet, increase the landfill capacity from 62,000 cubic yards to 700,000 cubic yards, modify the phasing plan of daily tonnage of waste accepted, and establish a phasing plan for the development of a 200,000 square foot materials recovery facility on a 52.5 gross acre site, for the reasons stated in the staff report.

5. REFERRALS FROM CITY COUNCIL, BOARDS, COMMISSIONS, OR OTHER AGENCIES

6. GOOD AND WELFARE

- a. Report from City Council
- b. Commissioners' Report from Committees:
 - 1. Norman Y. Mineta San José International Airport Noise Advisory Committee (Cahan)
- c. Review and Approve Synopsis from 5-1-13.
- d. Subcommittee Formation, Reports, and Outstanding Business
 - 1. Urban Design/Shopping Center Retrofit Subcommittee (Bit-Badal and Abelite)
 - 2. Riparian Subcommittee (Kamkar and Cahan)
- e. Commission Calendar and Study Sessions

ADJOURNMENT

2013 PLANNING COMMISSION MEETING SCHEDULE

<u>Date</u>	<u>Time</u>	<u>Type of Meeting</u>	<u>Location</u>
January 9	6:30 p.m.	Regular	Council Chambers
January 23	5:00 p.m.	Study Session	T-332
<i>Review of Development Projects in the light of Title 20, General Plan and Council Policies</i>			
January 23	6:30 p.m.	Regular	Council Chambers
February 13	5:00 p.m.	Study Session	T-332
		Urban Village	
February 13	6:30 p.m.	Regular	Council Chambers
February 27	6:30 p.m.	Regular	Council Chambers
March 13	5:00 p.m.	Study Session	T-332
		Urban Village	
March 13	6:30 p.m.	Regular	Council Chambers
March 27	6:30 p.m.	Regular	Council Chambers
April 10	5:00 p.m.	Study Session	T-332
<i>Off-Sale of Alcoholic Beverages/Bars and Nightclubs/Late Night Hours</i>			
April 10	6:30 p.m.	Regular	Council Chambers
April 24	6:30 p.m.	Regular	Council Chambers
May 1	5:30 p.m.	Study Session	Council Chambers
<i>Capital Improvement Program</i>			
May 1	6:30 p.m.	Regular	Council Chambers
May 8	6:30 p.m.	Regular	Council Chambers
May 22	6:30 p.m.	Regular and General Plan	Council Chambers
June 12	5:00 p.m.	Study Session	T-332
<i>Riparian Corridor Policy</i>			
June 12	6:30 p.m.	Regular	Council Chambers
June 26	6:30 p.m.	Regular	Council Chambers
July 10	5:00 p.m.	Study Session	T-332
<i>North San Jose</i>			
July 10	6:30 p.m.	Regular	Council Chambers
July 24	5:00 p.m.	Study Session	T-332
<i>Habitat Conservation Plan</i>			
July 24	6:30 p.m.	Regular	Council Chambers
August 14	6:30 p.m.	Regular	Council Chambers
August 28	6:30 p.m.	Regular	Council Chambers
September 11	6:30 p.m.	Regular	Council Chambers
September 25	6:30 p.m.	Regular	Council Chambers
September 26	8:30 a.m.	Retreat	T-1254
October 9	6:30 p.m.	Regular	Council Chambers
October 23	6:30 p.m.	Regular	Council Chambers
November 6	6:30 p.m.	Regular	Council Chambers
November 20	6:30 p.m.	Regular	Council Chambers
December 4	6:30 p.m.	Regular	Council Chambers
December 11	6:30 p.m.	Regular	Council Chambers

CITY OF SAN JOSÉ CODE OF CONDUCT FOR PUBLIC MEETINGS IN THE COUNCIL CHAMBERS AND COMMITTEE ROOMS

The Code of Conduct is intended to promote open meetings that welcome debate of public policy issues being discussed by the City Council, Redevelopment Agency Board, their Committees, and City Boards and Commissions in an atmosphere of fairness, courtesy, and respect for differing points of view.

1. Public Meeting Decorum:

- a) Persons in the audience will refrain from behavior, which will disrupt the public meeting. This will include making loud noises, clapping, shouting, booing, hissing or engaging in any other activity in a manner that disturbs, disrupts or impedes the orderly conduct of the meeting.
- b) Persons in the audience will refrain from creating, provoking or participating in any type of disturbance involving unwelcome physical contact.
- c) Persons in the audience will refrain from using cellular phones and/or pagers while the meeting is in session.
- d) Appropriate attire, including shoes and shirts are required in the Council Chambers and Committee Rooms at all times.
- e) Persons in the audience will not place their feet on the seats in front of them.
- f) No food, drink (other than bottled water with a cap), or chewing gum will be allowed in the Council Chambers and Committee Rooms, except as otherwise pre-approved by City staff.
- g) All persons entering the Council Chambers and Committee Rooms, including their bags, purses, briefcases and similar belongings, may be subject to search for weapons and other dangerous materials.

2. Signs, Objects or Symbolic Material:

- a) Objects and symbolic materials, such as signs or banners, will be allowed in the Council Chambers and Committee Rooms, with the following restrictions:
 - No objects will be larger than 2 feet by 3 feet.
 - No sticks, posts, poles or other such items will be attached to the signs or other symbolic materials.
 - The items cannot create a building maintenance problem or a fire or safety hazard.
- b) Persons with objects and symbolic materials such as signs must remain seated when displaying them and must not raise the items above shoulder level, obstruct the view or passage of other attendees, or otherwise disturb the business of the meeting.
- c) Objects that are deemed a threat to persons at the meeting or the facility infrastructure are not allowed. City staff is authorized to remove items and/or individuals from the Council Chambers and Committee Rooms if a threat exists or is perceived to exist. Prohibited items include, but are not limited to: firearms (including replicas and antiques), toy guns, explosive material, and ammunition; knives and other edged weapons; illegal drugs and drug paraphernalia; laser pointers, scissors, razors, scalpels, box cutting knives, and other cutting tools; letter openers, corkscrews, can openers with points, knitting needles, and hooks; hairspray, pepper spray, and aerosol containers; tools; glass containers; and large backpacks and suitcases that contain items unrelated to the meeting.

**CITY OF SAN JOSÉ CODE OF CONDUCT FOR PUBLIC MEETINGS IN
THE COUNCIL CHAMBERS AND COMMITTEE ROOMS (CONT'D)**

3. Addressing the Council, Redevelopment Agency Board, Committee, Board or Commission:

- a) Persons wishing to speak on an agenda item or during open forum are requested to complete a speaker card and submit the card to the City Clerk or other administrative staff at the meeting.
- b) Meeting attendees are usually given two (2) minutes to speak on any agenda item and/or during open forum; the time limit is in the discretion of the Chair of the meeting and may be limited when appropriate. Applicants and appellants in land use matters are usually given more time to speak.
- c) Speakers should discuss topics related to City business on the agenda, unless they are speaking during open forum.
- d) Speakers' comments should be addressed to the full body. Requests to engage the Mayor, Council Members, Board Members, Commissioners, or Staff in conversation will not be honored. Abusive language is inappropriate.
- e) Speakers will not bring to the podium any items other than a prepared written statement, writing materials, or objects that have been inspected by security staff.
- f) If an individual wishes to submit written information, he or she may give it to the City Clerk or other administrative staff at the meeting.
- g) Speakers and any other members of the public will not approach the dais at any time without prior consent from the Chair of the meeting.

Failure to comply with this Code of Conduct which will disturb, disrupt or impede the orderly conduct of the meeting may result in removal from the meeting and/or possible arrest.